

Jackson County Water and Sewerage Authority
Meeting Minutes
June 9, 2016

Chairman Ehrhardt called the June 9, 2016 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present included Chairman Dave Ehrhardt, Vice Chairman Shade Storey, Board Member Pat Bell, and Board Member Ronnie Norris.

Also present: Attorney Paul Smart, Manager Eric Klerk, Authority Engineer Joey Leslie, Finance Director Judy Smith, CIO/GIS Analyst Mike Johnson and Water/Wastewater Manager Mark Dudziak. Visitors included Brian Huskey, Stifel/Merchant Capital Division, Jerry Hood, EMI and Jeff Killip, City of Jefferson.

Approval of Minutes

Vice Chairman Storey made a motion to approve the May 12, 2016 Board Meeting minutes.

Member Norris seconded the motion. The motion carried with no objection and all board members present voting.

Finance Director Smith reviewed the financials.

Visitor

Jerry Hood, EMI, - Parks Creek Reservoir

Mr. Hood gave the Board a brief history of Parks Creek Reservoir. He stated land acquisition is in the process and near completion – it will possibly be completed by the end of the year. Mr. Hood stated the next step after that would be to issue an RFP for design and permitting for the reservoir.

Mr. Hood said most of the water will be pumped out of the North Oconee River and pumped into Parks Creek Reservoir.

Member Bell had several questions regarding usage of the reservoir and if JCWSA would have any input into who works on pumps, etc. Manager Klerk stated that although the JCWSA has 25% ownership in the reservoir, Jefferson will be operating the reservoir.

Old Business

SPLOST 6 Final Bond Resolution

Attorney Smart stated the bond validation hearing was Tuesday. He said Judge Booth signed off on the bond and the documents have been turned over to bond counsel in anticipation of closing.

Attorney Smart said a supplemental bond resolution is needed tonight; this resolution specifies certain terms such as the contract rate and prepayment.

He said this supplemental resolution will supplement the SLOST 6 bond resolution that was voted on at last month's meeting.

Attorney Smart stated the next document is from Bank of America and sets out the proposed terms of the bond. Brian Huskey stated the interest rate is now 1.68% and the closing date is set for June 23, 2016.

Attorney Smart said a Certificate of Registration will need to be signed by the Finance Director.

Member Norris made a motion to authorize the adoption of the Supplemental Bond Resolution for SPLOST 6 Series 2016.

Member Bell seconded the motion. The motion carried with no objection and all board members present voting.

Member Bell made a motion to authorize the Board Chairman to sign the Bank of America Term Commitment.

Vice President Storey seconded the motion. The motion carried with no objection and all board members present voting.

Member Norris made a motion to authorize the Finance Director to sign the Certificate of Registration

Vice President Storey seconded the motion. The motion carried with no objection and all board members present voting.

New Business

Jefferson Downs Preliminary Sewer Application

Manager Klerk explained the Authority received a wastewater preliminary application for Jefferson Downs subdivision. He said this subdivision currently has plans to get their water from the City of Jefferson. Manager Klerk said when the subdivision was originally developed, the developers did not get any wastewater approvals from the Authority, no inspections were done, no wastewater services agreement was executed and no taps were pre-paid. He said we had to go to the County to issue stop work orders. He said they kept on doing their own thing, then development stopped when the economy went south. Manager Klerk said we had to send the owner of Jefferson Downs at that time a demand letter for money.

Manager Klerk said as of now, another entity has purchased the property and they want to get sewer from the Authority. He explained the water and sewer territory boundaries as they relate to Jefferson and the Authority.

Manager Klerk said Engineer Leslie put together a cash flow analysis including a 30 year and 15 year revenue chart, indicating this will make the Authority money even without the Authority providing water service.

He said this is an unusual situation hence the reason it has come before the Board. Manager Klerk said as of now, staff recommendation is a cautious “yes” with the following conditions: Per our Standards and Specifications, they will have to have a pumping station in order to get sewer to our system. In addition to them proving to us that the sewer system would be in top notch shape they will also have to do an entire basin study. He said their incomplete lift station is not in the proper location to serve the entire basin with sewer.

Manager Klerk said another problem is they have to provide JCWSA with easements in and out of the subdivision and they would be responsible for the planned easements that might occur.

Engineer Leslie said the existing wet well or sewer lines have not been inspected.

Manager Klerk said we will have to tell the developer all the conditions that will have to be made. He said this is per our current Construction Standards and Specifications.

Chairman Ehrhardt asked to have all the conditions listed in the staff recommendation to the Board.

Manager Klerk said this would be feasible for us but that request can be addressed through the letter that Engineer Leslie will send to the developer of Jefferson Downs that will outline the conditions per the standards and specifications.

Engineer Leslie reminded the Board that we have to decide if we are going to give them capacity in our sewer system by our next meeting.

Member Bell made a motion to authorize the Authority to reply to the developer our willingness (the Authority) to provide capacity for Jefferson Downs subject to conditions as required in the Authority’s Standards and Specifications.

Vice Chairman Storey seconded the motion. The motion carried with no objection and all board members present voting.

Manager’s Report

- Griffin Brothers has started construction on Valentine Park Pump Station.
- UOBWA’s bid to convert the direct drive pump to a variable frequency drive (VFD) came in at \$283,000 just under the \$285,000. This will allow us to have additional redundancy because three pumps instead of two can be operated.

Chairman Ehrhardt presented Shade Storey with an award for time served on the JCWSA Board.

With there being no further business to discuss, the meeting was adjourned at 7:36 p.m.

Karen Johnson,
Board Secretary